

EXHIBIT 25

From: Mark Barker <Mark@BVTax.com>

To: Paul Broaddus <PBroaddus@HighlandCapital.com>, Jae Lee
<JLee@HighlandCapital.com>

Cc: Ross Kirshner <ross@bvtax.com>

Subject: SE Fund

Date: Sun, 8 Sep 2019 16:57:06 +0000

Importance: Normal

Attachments: 2018_SE_Multifamily_Holdings,_LLC_Form_1065_Draft_(9-8-19).pdf;
2018_SE_Multifamily_Holdings_Tax_Workbook_(9-3-19).xlsx

Paul & Jae,

Attached is a draft of the SE Multifamily Fund 1065 and workbook.

Under the current allocation approach BH is ending up with more than 6% of the overall tax income, seems like this is where we settled, but wanted to point that out.

Also the basis for code AB is understated, will fix on next draft.

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BARKER VIGGATO, LLP
17300 DALLAS PARKWAY, SUITE 3035
DALLAS, TEXAS 75248
972-789-1313

SEPTEMBER 7, 2019

SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201
ATTENTION: PAUL BROADDUS

DEAR PAUL,

ENCLOSED ARE YOUR 2018 PARTNERSHIP TAX RETURNS AND 2019 ESTIMATED TAX
VOUCHERS, AS FOLLOWS...

2018 U.S. RETURN OF PARTNERSHIP INCOME

2018 GEORGIA RETURN OF PARTNERSHIP INCOME

2018 MARYLAND RETURN OF PARTNERSHIP INCOME

2019 MARYLAND ESTIMATED TAX VOUCHERS

2018 NORTH CAROLINA RETURN OF PARTNERSHIP INCOME

2018 VIRGINIA RETURN OF PARTNERSHIP INCOME

2018 FLORIDA RETURN OF PARTNERSHIP INCOME

WE PREPARED THE RETURNS FROM INFORMATION YOU FURNISHED US WITHOUT
VERIFICATION. UPON EXAMINATION OF THE RETURNS BY TAXING AUTHORITIES, REQUESTS
MAY BE MADE FOR UNDERLYING DATA. WE THEREFORE RECOMMEND THAT YOU PRESERVE
ALL RECORDS WHICH YOU MAY BE CALLED UPON TO PRODUCE IN CONNECTION WITH SUCH
AN EXAMINATION.

YOUR COPY SHOULD BE RETAINED FOR YOUR FILES.

SINCERELY,

MARK BARKER, CPA

2018 TAX RETURN FILING INSTRUCTIONS

U.S. RETURN OF PARTNERSHIP INCOME

FOR THE YEAR ENDING

DECEMBER 31, 2018

PREPARED FOR:

SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201

PREPARED BY:

BARKER VIGGATO LLP
17300 DALLAS PARKWAY, SUITE 3035
DALLAS, TX 75248

TO BE SIGNED AND DATED BY:

A MEMBER OF THE LLC

AMOUNT OF TAX:

NOT APPLICABLE

MAIL TAX RETURN TO:

THIS RETURN HAS QUALIFIED FOR ELECTRONIC FILING. AFTER REVIEWING YOUR RETURN FOR COMPLETENESS AND ACCURACY, PLEASE SIGN FORM 8879-PE AND CONTACT OUR OFFICE TO CONFIRM THAT YOUR RETURN CAN BE FILED ELECTRONICALLY.

FORMS TO BE DISTRIBUTED TO PARTNERS:

ENCLOSED ARE COPIES OF SCHEDULE K-1 TO BE DISTRIBUTED TO THE MEMBERS.

RETURN MUST BE MAILED ON OR BEFORE:

RETURN FEDERAL FORM 8879-PE TO US BY SEPTEMBER 16, 2019.

SPECIAL INSTRUCTIONS:

DO NOT MAIL THE PAPER COPY OF THE RETURN TO THE IRS.

NOTICE 2019-7 HAS BEEN PREPARED AND MUST BE SIGNED BY THE APPROPRIATE PARTNER OR MEMBER.

***** THIS IS NOT A FILEABLE COPY *****

**IRS e-file Signature Authorization
for Form 1065**

OMB No. 1545-0123

Form

8879-PEDepartment of the Treasury
Internal Revenue Service

▶ Return completed Form 8879-PE to your ERO. (Don't send to the IRS.)

▶ Go to www.irs.gov/Form8879PE for the latest information.

For calendar year 2018, or tax year beginning OCT 1, 2018, ending DEC 31, 2018.

2018

Name of partnership

SE MULTIFAMILY HOLDINGS LLC

Employer identification number

32-0576655**Part I Tax Return Information** (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	2,188,463.
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2018 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

☒ I authorize **BARKER VIGGATO LLP** to enter my PIN **75248**
ERO firm name
as my signature on the partnership's 2018 electronically filed return of partnership income.
Don't enter all zeros

☐ As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2018 electronically filed return of partnership income.

Partner or member's signature ▶ ******* THIS IS NOT A FILEABLE COPY *******
Title ▶ **SENIOR MANAGER** Date ▶

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

75479875248

Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ Date ▶

ERO Must Retain This Form - See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2018)

LHA

Form **7004**(Rev. December 2018)
Department of the Treasury
Internal Revenue Service**Application for Automatic Extension of Time To File Certain
Business Income Tax, Information, and Other Returns**

► File a separate application for each return.

► Go to www.irs.gov/Form7004 for instructions and the latest information.

OMB No. 1545-0233

**Print
or
Type**

Name

Identifying number

SE MULTIFAMILY HOLDINGS LLC**32-0576655**

Number, street, and room or suite no. (If P.O. box, see instructions.)

300 CRESCENT COURT, SUITE 700

City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).)

DALLAS, TX 75201**Note:** File request for extension by the due date of the return. See instructions before completing this form.**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.**1** Enter the form code for the return listed below that this application is for **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐
- 5a** The application is for calendar year _____, or tax year beginning **OCT 1 2018**, and ending **DEC 31 2018**
- b Short tax year.** If this tax year is less than 12 months, check the reason: ☒ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions - attach explanation.)

6 Tentative total tax	6	0.
7 Total payments and credits. See instructions	7	
8 Balance due. Subtract line 7 from line 6. See instructions	8	

LHA For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form 7004 (Rev. 12-2018)

1065 Form Department of the Treasury Internal Revenue Service		U.S. Return of Partnership Income For calendar year 2018, or tax year beginning <u>OCT 1</u> , 2018, ending <u>DEC 31</u> , 2018 EXTENSION GRANTED TO 09/16/19		OMB No. 1545-0123 <div style="font-size: 2em; font-weight: bold;">2018</div>
A Principal business activity		Name of partnership	D Employer identification number	
REAL ESTATE		SE MULTIFAMILY HOLDINGS LLC	32-0576655	
B Principal product or service	Type or Print	Number, street, and room or suite no. If a P.O. box, see instructions.	E Date business started	
REAL ESTATE		300 CRESCENT COURT, SUITE 700	10/01/2018	
C Business code number		City or town, state or province, country, and ZIP or foreign postal code	F Total assets	
531390		DALLAS TX 75201	\$1045213978.	
G Check applicable boxes: (1) <input checked="" type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change (5) <input type="checkbox"/> Amended return H Check accounting method: (1) <input type="checkbox"/> Cash (2) <input checked="" type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year 4 J Check if Schedules C and M-3 are attached <input checked="" type="checkbox"/>				

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1 a	Gross receipts or sales		
	1b	Returns and allowances		
		c Balance. Subtract line 1b from line 1a		1c
		2 Cost of goods sold (attach Form 1125-A)		2
		3 Gross profit. Subtract line 2 from line 1c		3
		4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4
		5 Net farm profit (loss) (attach Schedule F (Form 1040))		5
		6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6
	7 Other income (loss) (attach statement)		7	
	8	Total income (loss). Combine lines 3 through 7		8
Deductions (see instructions for limitations)	9	Salaries and wages (other than to partners) (less employment credits)		9
	10	Guaranteed payments to partners		10
	11	Repairs and maintenance		11
	12	Bad debts		12
	13	Rent		13
	14	Taxes and licenses		14
	15	Interest (see instructions)		15
	16 a	Depreciation (if required, attach Form 4562)		
	16 b	Less depreciation reported on Form 1125-A and elsewhere on return		16c
	17	Depletion (Do not deduct oil and gas depletion.)		17
	18	Retirement plans, etc.		18
	19	Employee benefit programs		19
20	Other deductions (attach statement)		20	
21	Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	
	22	Ordinary business income (loss). Subtract line 21 from line 8		22
Tax and Payments	23	Interest due under the look-back method-completed long-term contracts (attach Form 8697)		23
	24	Interest due under the look-back method-income forecast method (attach Form 8866)		24
	25	BBA AAR imputed underpayment (see instructions)		25
	26	Other taxes (see instructions)		26
	27	Total balance due. Add lines 23 through 27		27
	28	Payment (see instructions)		28
	29	Amount owed. If line 28 is smaller than line 27, enter amount owed		29
	30	Overpayment. If line 28 is larger than line 27, enter overpayment		30

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.				
	Signature of partner or limited liability company member 	Date 	May the IRS discuss this return with the preparer shown below (see instr.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	MARK BARKER, CPA				P00583549
	Firm's name	Firm's EIN			
	BARKER VIGGATO LLP	20-1514349			
	Firm's address	Phone no.			
	17300 DALLAS PARKWAY, SUITE 3035 DALLAS, TX 75248	(972) 789-1313			

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Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ►				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
3 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	
4 Does the partnership satisfy all four of the following conditions?				Yes	No
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$ 1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3					X
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.					
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					X
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
8 At any time during calendar year 2018, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ►					X
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions					X
10 a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.					X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Form 1065 (2018) SE MULTIFAMILY HOLDINGS LLC

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Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership 0	X	
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
16 a Did you make any payments in 2018 that would require you to file Form(s) 1099? See instructions	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
18 Enter the number of partners that are foreign governments under section 892.		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. \$		X
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions	X	
24 Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through entity with current year, or prior year, carryover excess business interest expense? See instructions	X	
a The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or		
b The partnership only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7). If "No," complete and attach Form 8990.		
25 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions		X
If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3.		
If "No," complete Designation of Partnership Representative below.		

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR	HIGHLAND CAPITAL MANAGEMENT, LP	U.S. taxpayer identification number of PR	75-2716725
U.S. address of PR	300 CRESCENT COURT, SUITE 700 DALLAS, TX 75201	U.S. phone number of PR	972-789-1400
If the PR is an entity, name of the designated individual for the PR	JAMES DONDERO	U.S. taxpayer identification number of the designated individual	000-00-0000
U.S. address of designated individual	300 CRESCENT COURT, SUITE 700 DALLAS, TX 75201	U.S. phone number of designated individual	972-789-1400

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter the amount from Form 8996, line 13. \$		

Form 1065 (2018)

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1	2	2,188,463.
	3 a Other gross rental income (loss) 3a		
	b Expenses from other rental activities (attach statement) 3b		
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
	b Qualified dividends 6b		
	c Dividend equivalents 6c		
	7 Royalties	7	
8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b Collectibles (28%) gain (loss) 9b			
c Unrecaptured section 1250 gain (attach statement) 9c			
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13 a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶ SEE STATEMENT 2	13d	66,535.	
Self-Employment	14 a Net earnings (loss) from self-employment	14a	0.
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16 a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Section 951A category ▶ e Foreign branch category ▶	16e	
	f Passive category ▶ g General category ▶ h Other ... ▶	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense ▶ j Other ▶	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Section 951A category ▶ l Foreign branch category ▶	16l	
	m Passive category ▶ n General category ▶ o Other ... ▶	16o	
	p Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p	
q Reduction in taxes available for credit (attach statement)	16q		
r Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17 a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses SEE STATEMENT 3	18c	1,479.
	19 a Distributions of cash and marketable securities	19a	4,448,237.
	b Distributions of other property	19b	
	20 a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement) STMT 4			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p						1	2,121,928.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners				2,121,928.			

Schedule L Balance Sheets per Books

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash				6,672,933.
2a Trade notes and accounts receivable			1,391,994.	
b Less allowance for bad debts				1,391,994.
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)	STATEMENT 5			11,727,055.
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets			922,940,269.	
b Less accumulated depreciation			7,875,382.	915,064,887.
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				109,903,667.
12a Intangible assets (amortizable only)			521,670.	
b Less accumulated amortization			260,835.	260,835.
13 Other assets (attach statement)	STATEMENT 6			192,607.
14 Total assets		0.		1045213978.
Liabilities and Capital				
15 Accounts payable				1,694,894.
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 7			11,843,883.
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more				721,841,787.
20 Other liabilities (attach statement)	STATEMENT 8			1,753,345.
21 Partners' capital accounts				308,080,069.
22 Total liabilities and capital		0.		1045213978.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	✓ -2,673,235.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize): STMT 9	249,735.	a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		STMT 11	322,842.
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
STMT 10	260,835.	a Depreciation \$	
a Depreciation \$	5,117,716.	STMT 12	511,760.
b Travel and entertainment \$	1,479.	8 Add lines 6 and 7	834,602.
5 Add lines 1 through 4	2,956,530.	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	2,121,928.

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year		6 Distributions: a Cash	✓ 4,448,237.
2 Capital contributed: a Cash	✓ 315,201,541.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	✓ -2,673,235.	8 Add lines 6 and 7	4,448,237.
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	308,080,069.
5 Add lines 1 through 4	312,528,306.		

Notice 2019-7 Statement

The rental real estate enterprise(s) treated by the taxpayer as trade(s) or business(s) for IRC Sec. 199A purposes satisfy the requirements in Sec. 3.03 of the proposed revenue procedure in Notice 2019-7.

Under penalties of perjury, I (we) declare that I (we) have examined the statement, and, to the best of my (our) knowledge and belief, the statement contains all the relevant facts relating to the revenue procedure, and such facts are true, correct, and complete.

Signature: _____ Date: _____

Form **8825**
(Rev. November 2018)
Department of the Treasury
Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ Attach to Form 1065 or Form 1120S.
▶ Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name SE MULTIFAMILY HOLDINGS LLC	Employer identification number 32 0576655
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1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A		8 - GULFSTREAM ISLES		
B		8 - LAKES AT RENAISSANCE PARK		
C		8 - RENTAL REAL ESTATE		
D				

		Properties			
		A	B	C	D
Rental Real Estate Income					
2	Gross rents	2,904,949.	944,597.	18,383,583.	
Rental Real Estate Expenses					
3	Advertising	30,646.	12,800.	242,791.	
4	Auto and travel				
5	Cleaning and maintenance	70,546.	15,772.	449,170.	
6	Commissions				
7	Insurance	253,331.	38,874.	1,064,313.	
8	Legal and other professional fees	1,867.	943.	31,383.	
9	Interest	730,550.	208,355.	5,081,673.	
10	Repairs	229,849.	18,984.	360,115.	
11	Taxes	422,962.	279,805.	3,288,505.	
12	Utilities	94,764.	85,603.	1,096,084.	
13	Wages and salaries	246,264.	80,201.	1,277,600.	
14	Depreciation (see instructions)	712,232.	190,987.		
15	Other (list) ▶ STMT 14	304,906.			
	SEE STATEMENT 15		88,091.		
	SEE STATEMENT 16			2,228,974.	
16	Total expenses for each property. Add lines 3 through 15	3,097,917.	1,020,415.	15,120,608.	
17	Income or (Loss) from each property. Subtract line 16 from line 2	-192,968.	-75,818.	3,262,975.	
18a	Total gross rents. Add gross rents from line 2, columns A through H				22,233,129.
18b	Total expenses. Add total expenses from line 16, columns A through H				(19,238,940.)
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)				-805,726.
	b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:				
	(1) Name	(2) Employer identification number			
	SEE STATEMENT 13				
21	Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:				2,188,463.
	• Form 1065 or 1120S: Schedule K, line 2				

For Paperwork Reduction Act Notice, see instructions.

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11-15-18 JWA

Form 8825 (Rev. 11-2018)

Form 8825 (Rev. 11-2018) SE MULTIFAMILY HOLDINGS LLC

32-0576655 Page 2

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

Rental Real Estate Income		Properties			
		E	F	G	H
2	Gross rents	2			
Rental Real Estate Expenses					
3	Advertising	3			
4	Auto and travel	4			
5	Cleaning and maintenance	5			
6	Commissions	6			
7	Insurance	7			
8	Legal and other professional fees	8			
9	Interest	9			
10	Repairs	10			
11	Taxes	11			
12	Utilities	12			
13	Wages and salaries	13			
14	Depreciation (see instructions)	14			
15	Other (list) ▶	15			
16	Total expenses for each property. Add lines 3 through 15	16			
17	Income or (Loss) from each property. Subtract line 16 from line 2	17			

Allowable Codes for Type of Property

- 1 - Single Family Residence
- 2 - Multi-Family Residence
- 3 - Vacation or Short-Term Rental
- 4 - Commercial
- 5 - Land
- 6 - Royalties
- 7 - Self-Rental
- 8 - Other (include description with the code on Form 8825 or on a separate statement)

**SCHEDULE B-1
(Form 1065)**

(Rev. September 2017)
Department of the Treasury
Internal Revenue Service

**Information on Partners Owning 50% or
More of the Partnership**

▶ Attach to Form 1065.

▶ Go to www.irs.gov/Form1065 for the latest information.

OMB No. 1545-0123

Name of partnership

Employer identification number

SE MULTIFAMILY HOLDINGS LLC

32-0576655

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
HIGHLAND CAPITAL MANAGEMENT , LP	75-2716725	PARTNERSHIP	UNITED STATES	94.00

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)

SCHEDULE C
(Form 1065)

(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Additional Information for Schedule M-3 Filers

▶ Attach to Form 1065. See separate instructions.
▶ Information about Schedule C (Form 1065) and its instructions is at www.irs.gov/form1065.

OMB No. 1545-0123

Name of partnership

Employer identification number

SE MULTIFAMILY HOLDINGS LLC

32-0576655

	Yes	No
1 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
2 Does any amount reported on Schedule M-3, Part II, lines 7 or 8, column (d), reflect allocations to this partnership from another partnership of income, gain, loss, deduction, or credit that are disproportionate to this partnership's share of capital in that partnership or its ratio for sharing other items of that partnership?		X
3 At any time during the tax year, did the partnership sell, exchange, or transfer any interest in an intangible asset to a related person as defined in sections 267(b) and 707(b)(1)?		X
4 At any time during the tax year, did the partnership acquire any interest in an intangible asset from a related person as defined in sections 267(b) and 707(b)(1)?		X
5 At any time during the tax year, did the partnership make any change in accounting principle for financial accounting purposes? See instructions for a definition of change in accounting principle		X
6 At any time during the tax year, did the partnership make any change in a method of accounting for U.S. income tax purposes?		X

JWA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule C (Form 1065) (Rev. 12-2014)

SCHEDULE M-3

(Form 1065)

Department of the Treasury
Internal Revenue ServiceNet Income (Loss) Reconciliation
for Certain Partnerships

▶ Attach to Form 1065.

▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

2018

Name of partnership

Employer identification number

SE MULTIFAMILY HOLDINGS LLC

32-0576655

This Schedule M-3 is being filed because (check all that apply):

- A ☒ The amount of the partnership's total assets at the end of the tax year is equal to \$10 million or more.
- B ☒ The amount of the partnership's adjusted total assets for the year is equal to \$10 million or more. If box B is checked, enter the amount of adjusted total assets for the tax year 1,052,335,450.
- C ☐ The amount of total receipts for the tax year is equal to \$35 million or more. If box C is checked, enter the total receipts for the tax year _____.
- D ☒ An entity that is a reportable entity partner with respect to the partnership owns or is deemed to own an interest of 50% or more in the partnership's capital, profit, or loss on any day during the tax year of the partnership.

Name of Reportable Entity Partner	Identifying Number	Maximum Percentage Owned or Deemed Owned
HIGHLAND CAPITAL MANAGEMENT LP	75-2716725	94.0000%

E ☐ Voluntary Filer

Part I Financial Information and Net Income (Loss) Reconciliation

1a Did the partnership file SEC Form 10-K for its income statement period ending with or within this tax year?

- ☐ Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to that SEC Form 10-K.
- ☒ No. Go to line 1b. See instructions if multiple non-tax-basis income statements are prepared.

b Did the partnership prepare a certified audited non-tax-basis income statement for that period?

- ☒ Yes. Skip line 1c and complete lines 2 through 11 with respect to that income statement.
- ☐ No. Go to line 1c.

c Did the partnership prepare a non-tax-basis income statement for that period?

- ☐ Yes. Complete lines 2 through 11 with respect to that income statement.
- ☐ No. Skip lines 2 through 3b and enter the partnership's net income (loss) per its books and records on line 4a.

2 Enter the income statement period: Beginning 10/01/2018 Ending 12/31/2018

3a Has the partnership's income statement been restated for the income statement period on line 2?

- ☐ Yes. (If "Yes," attach a statement and the amount of each item restated.)
- ☒ No.

b Has the partnership's income statement been restated for any of the five income statement periods immediately preceding the period on line 2?

- ☐ Yes. (If "Yes," attach a statement and the amount of each item restated.)
- ☒ No.

4a Worldwide consolidated net income (loss) from income statement source identified in Part I, line 1	4a	-2,673,235.
b Indicate accounting standard used for line 4a (see instructions):		
1 <input checked="" type="checkbox"/> GAAP	2 <input type="checkbox"/> IFRS	3 <input type="checkbox"/> 704(b)
4 <input type="checkbox"/> Tax-basis	5 <input type="checkbox"/> Other: (specify) ▶	
5a Net income from nonincludible foreign entities (attach statement)	5a	()
b Net loss from nonincludible foreign entities (attach statement and enter as a positive amount)	5b	
6a Net income from nonincludible U.S. entities (attach statement)	6a	()
b Net loss from nonincludible U.S. entities (attach statement and enter as a positive amount)	6b	
7a Net income (loss) of other foreign disregarded entities (attach statement)	7a	
b Net income (loss) of other U.S. disregarded entities (attach statement)	7b	
8 Adjustment to eliminations of transactions between includible entities and nonincludible entities (attach stmt.)	8	
9 Adjustment to reconcile income statement period to tax year (attach statement)	9	
10 Other adjustments to reconcile to amount on line 11 (attach statement)	10	
11 Net income (loss) per income statement of the partnership. Combine lines 4a through 10	11	-2,673,235.

Note. Part I, line 11, must equal Part II, line 26, column (a) or Schedule M-1, line 1. See instructions.

12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the following lines:

	Total Assets	Total Liabilities
a Included on Part I, line 4	1,045,213,978.	737,133,909.
b Removed on Part I, line 5		
c Removed on Part I, line 6		
d Included on Part I, line 7		

For Paperwork Reduction Act Notice, see the Instructions for your return.

Schedule M-3 (Form 1065) 2018

810991 01-03-19 JWA

Name of partnership	SE MULTIFAMILY HOLDINGS LLC	Employer identification number	32-0576655
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Part II Reconciliation of Net Income (Loss) per Income Statement of Partnership with Income (Loss) per Return

Income (Loss) Items	(a) Income (Loss) per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Income (Loss) per Tax Return
Attach statements for lines 1 through 10.				
1 Income (loss) from equity method foreign corporations				
2 Gross foreign dividends not previously taxed				
3 Subpart F, QEF, and similar income inclusions				
4 Gross foreign distributions previously taxed				
5 Income (loss) from equity method U.S. corporations				
6 U.S. dividends				
7 Income (loss) from U.S. partnerships STMT 17	-726,566.	-322,842.		-1,049,408.
8 Income (loss) from foreign partnerships				
9 Income (loss) from other pass-through entities STMT 18	177,130.	17.		177,147.
10 Items relating to reportable transactions				
11 Interest income (see instructions)				
12 Total accrual to cash adjustment				
13 Hedging transactions				
14 Mark-to-market income (loss)				
15 Cost of goods sold (see instructions)	()			()
16 Sale versus lease (for sellers and/or lessors)				
17 Section 481(a) adjustments				
18 Unearned/deferred revenue				
19 Income recognition from long-term contracts				
20 Original issue discount and other imputed interest				
21a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities	-3,888.	3,888.		
b Gross capital gains from Schedule D, excluding amounts from pass-through entities				
c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses				
d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses				
e Abandonment losses				
f Worthless stock losses (attach statement)				
g Other gain/loss on disposition of assets other than inventory				
22 Other income (loss) items with differences (attach statement) STMT 19	18,137,753.	245,830.		18,383,583.
23 Total income (loss) items. Combine lines 1 through 22	17,584,429.	-73,107.		17,511,322.
24 Total expense/deduction items (from Part III, line 31) (see instructions)	-21,969,234.	4,866,791.	1,479.	-17,100,964.
25 Other items with no differences STMT 20	1,711,570.			1,711,570.
26 Reconciliation totals. Combine lines 23 through 25	-2,673,235.	4,793,684.	1,479.	2,121,928.

Note. Line 26, column (a), must equal Part I, line 11, and column (d) must equal Form 1065, Analysis of Net Income (Loss), line 1.

JWA

Schedule M-3 (Form 1065) 2018

Name of partnership	SE MULTIFAMILY HOLDINGS LLC	Employer identification number	32-0576655
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**Part III Reconciliation of Net Income (Loss) per Income Statement of Partnership With Income (Loss) per
Return - Expense/Deduction Items**

Expense/Deduction Items	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1 State and local current income tax expense	80,971.			80,971.
2 State and local deferred income tax expense				
3 Foreign current income tax expense (other than foreign withholding taxes)				
4 Foreign deferred income tax expense				
5 Equity-based compensation				
6 Meals and entertainment STMT 22	2,958.		-1,479.	1,479.
7 Fines and penalties				
8 Judgments, damages, awards, and similar costs				
9 Guaranteed payments				
10 Pension and profit-sharing				
11 Other post-retirement benefits				
12 Deferred compensation				
13 Charitable contribution of cash and tangible property				
14 Charitable contribution of intangible property				
15 Organizational expenses as per Regulations section 1.709-2(a)				
16 Syndication expenses as per Regulations section 1.709-2(b) ..				
17 Current year acquisition/reorganization investment banking fees				
18 Current year acquisition/reorganization legal and accounting fees				
19 Amortization/impairment of goodwill				
20 Amortization of acquisition, reorganization, and start-up costs				
21 Other amortization or impairment write-offs STMT 23	313,635.	-260,835.		52,800.
22 Reserved				
23a Depletion - Oil & Gas				
b Depletion - Other than Oil & Gas				
24 Intangible drilling & development costs				
25 Depreciation	6,020,935.	-5,117,716.		903,219.
26 Bad debt expense STMT 24	217,455.			217,455.
27 Interest expense (see instructions)	6,020,578.			6,020,578.
28 Purchase versus lease (for purchasers and/or lessees)				
29 Research and development costs				
30 Other expense/deduction items with differences (attach statement) STMT 25	9,312,702.	511,760.		9,824,462.
31 Total expense/deduction items. Combine lines 1 through 30. Enter here and on Part II, line 24, reporting positive amounts as negative and negative amounts as positive	21,969,234.	-4,866,791.	-1,479.	17,100,964.

JWA

Schedule M-3 (Form 1065) 2018

Form 4562	Depreciation and Amortization (Including Information on Listed Property)	R - 1	OMB No. 1545-0172 2018 Attachment Sequence No. 179
Department of the Treasury Internal Revenue Service (99)		Attach to your tax return.	
Name(s) shown on return		Go to www.irs.gov/Form4562 for instructions and the latest information.	
		Business or activity to which this form relates	Identifying number

SE MULTIFAMILY HOLDINGS LLC

GULFSTREAM ISLES

32-0576655

Part I Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	
2 Total cost of section 179 property placed in service (see instructions)	2	
3 Threshold cost of section 179 property before reduction in limitation	3	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	
15 Property subject to section 168(f)(1) election	15	
16 Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)**Section A**

17 MACRS deductions for assets placed in service in tax years beginning before 2018	17	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2018 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life		2,392,798.	VARIES	MQ	S/L	66,439.
b 12-year		65,849.	12 yrs.	MQ	S/L	1,372.
c 30-year	10 /18	92,796,706.	30 yrs.	MM	S/L	644,421.
d 40-year	/		40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28	21	
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	712,232.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Form 4562 (2018)

SE MULTIFAMILY HOLDINGS LLC

32-0576655 Page 2

Part V**Listed Property** (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.**Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)**

24a Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					24b If "Yes," is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No				
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost	
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use							25		
26 Property used more than 50% in a qualified business use:									
		%							
		%							
		%							
27 Property used 50% or less in a qualified business use:									
		%				S/L -			
		%				S/L -			
		%				S/L -			
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28		
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1								29	

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle		(b) Vehicle		(c) Vehicle		(d) Vehicle		(e) Vehicle		(f) Vehicle	
30 Total business/investment miles driven during the year (don't include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their EmployeesAnswer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who **aren't** more than 5% owners or related persons.

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.**Part VI Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year:					
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44

Form 4562 Department of the Treasury Internal Revenue Service (99) Name(s) shown on return	Depreciation and Amortization (Including Information on Listed Property) Attach to your tax return. Go to www.irs.gov/Form4562 for instructions and the latest information.	OMB No. 1545-0172 <div style="font-size: 2em; font-weight: bold;">2018</div> Attachment Sequence No. 179
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SE MULTIFAMILY HOLDINGS LLC	LAKES AT RENAISSANCE PARK	Identifying number 32-0576655
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Part I Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	
2 Total cost of section 179 property placed in service (see instructions)	2	
3 Threshold cost of section 179 property before reduction in limitation	3	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	
10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13 Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	
15 Property subject to section 168(f)(1) election	15	
16 Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A	
17 MACRS deductions for assets placed in service in tax years beginning before 2018	17
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>	

Section B - Assets Placed in Service During 2018 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20a Class life		709,329.	VARIES	MQ	S/L	19,703.
b 12-year		12,256.	12 yrs.	MQ	S/L	255.
c 30-year	10 /18	24,628,132.	30 yrs.	MM	S/L	171,029.
d 40-year	/		40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28	21	
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	190,987.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Form 4562 (2018)

SE MULTIFAMILY HOLDINGS LLC

32-0576655 Page 2

Part V**Listed Property** (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.**Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)**

24a Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No		24b If "Yes," is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No						
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use							25	
26 Property used more than 50% in a qualified business use:								
		%						
		%						
		%						
27 Property used 50% or less in a qualified business use:								
		%				S/L -		
		%				S/L -		
		%				S/L -		
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1								29

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle	(b) Vehicle	(c) Vehicle	(d) Vehicle	(e) Vehicle	(f) Vehicle
30 Total business/investment miles driven during the year (don't include commuting miles)						
31 Total commuting miles driven during the year						
32 Total other personal (noncommuting) miles driven						
33 Total miles driven during the year. Add lines 30 through 32						
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?						
36 Is another vehicle available for personal use?						

Section C - Questions for Employers Who Provide Vehicles for Use by Their EmployeesAnswer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who **aren't** more than 5% owners or related persons.

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.**Part VI Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2018 tax year:					
43 Amortization of costs that began before your 2018 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44

2018 DEPRECIATION AND AMORTIZATION REPORT

GULFSTREAM ISLES

R- 1

Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
1	BUILDINGS	10/01/18	ADS	30.00		MM20C	92779101.				92779101.			644,299.	644,299.
2	FF&E	10/01/18	ADS	9.00		MC20A	2,228,781.				2,228,781.			61,911.	61,911.
3	EQUIPMENT	10/01/18	ADS	12.00		MC20B	65,849.				65,849.			1,372.	1,372.
4	EQUIPMENT ADDITIONS	10/01/18	ADS	9.00		MC20A	162,167.				162,167.			4,505.	4,505.
6	LAND	10/01/18	L				8,580,509.				8,580,509.			0.	
17	BUILDING ADDITIONS	10/01/18	ADS	30.00		MM20C	17,605.				17,605.			122.	122.
19	LAND IMPROVEMENTS	10/01/18	ADS	20.00		MC20A	1,850.				1,850.			23.	23.
	* TOTAL RENTAL DEPRECIATION						103835862.				103835862.	0.		712,232.	712,232.
	CURRENT YEAR ACTIVITY														
	BEGINNING BALANCE						0.		0.	0.	0.	0.			0.
	ACQUISITIONS						103835862.		0.	0.	103835862.	0.			712,232.
	DISPOSITIONS						0.		0.	0.	0.	0.			0.
	ENDING BALANCE						103835862.		0.	0.	103835862.	0.			712,232.

828111 04-01-18

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2018 DEPRECIATION AND AMORTIZATION REPORT

LAKES AT RENAISSANCE PARK

R- 2

Asset No.	Description	Date Acquired	Method	Life	C o n v	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
12	BUILDING	10/01/18	ADS	30.00		MM20C	24575615.				24575615.			170,664.	170,664.
13	FF&E	10/01/18	ADS	9.00		MQ20A	694,814.				694,814.			19,301.	19,301.
14	EQUIPMENT	10/01/18	ADS	12.00		MQ20B	12,256.				12,256.			255.	255.
15	EQUIPMENT ADDITIONS	10/01/18	ADS	9.00		MQ20A	14,438.				14,438.			401.	401.
16	BUILDING ADDITIONS	10/01/18	ADS	30.00		MM20C	52,517.				52,517.			365.	365.
18	LAND	10/01/18	L				2,545,320.				2,545,320.			0.	
20	LAND IMPROVEMENTS	10/01/18	ADS	20.00		MQ20A	77.				77.			1.	1.
	* TOTAL RENTAL DEPRECIATION						27895037.				27895037.	0.		190,987.	190,987.
	CURRENT YEAR ACTIVITY														
	BEGINNING BALANCE						0.		0.	0.	0.	0.			0.
	ACQUISITIONS						27895037.		0.	0.	27895037.	0.			190,987.
	DISPOSITIONS						0.		0.	0.	0.	0.			0.
	ENDING BALANCE						27895037.		0.	0.	27895037.	0.			190,987.

828111 04-01-18

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

Form **8916-A**

Supplemental Attachment to Schedule M-3

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service

▶ Attach to Schedule M-3 for Form 1065, 1120, 1120-L, 1120-PC, or 1120S.

▶ Go to www.irs.gov/Form1120 for the latest information.

2018

Name of common parent SE MULTIFAMILY HOLDINGS LLC	Employer identification number 32-0576655
Name of subsidiary	Employer identification number

Part I Cost of Goods Sold

Cost of Goods Sold Items	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1 Amounts attributable to cost flow assumptions				
2 Amounts attributable to:				
a Stock option expense				
b Other equity-based compensation				
c Meals and entertainment				
d Parachute payments				
e Compensation with section 162(m) limitation				
f Pension and profit sharing				
g Other post-retirement benefits				
h Deferred compensation				
i Reserved				
j Amortization				
k Depletion				
l Depreciation				
m Corporate-owned life insurance premiums ..				
n Other section 263A costs				
3 Inventory shrinkage accruals				
4 Excess inventory and obsolescence reserves				
5 Lower of cost or market write-downs				
6 Other items with differences (attach statement)				
7 Other items with no differences				
8 Total cost of goods sold. Add lines 1 through 7 in columns a, b, c, and d. Enter totals on the applicable Schedule M-3. See instructions				

JWA For Paperwork Reduction Act Notice, see instructions.

Form 8916-A (2018)

Form 8916-A (2018) SE MULTIFAMILY HOLDINGS LLC

32-0576655 Page 2

Part II Interest Income

	Interest Income Item	(a) Income (Loss) per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Income (Loss) per Tax Return
1	Tax-exempt interest income				
2	Interest income from hybrid securities				
3	Sale/lease interest income				
4a	Intercompany interest income - From outside tax affiliated group				
4b	Intercompany interest income - From tax affiliated group				
5	Other interest income				
6	Total interest income. Add lines 1 through 5 in columns a, b, c, and d. Enter total on the applicable Schedule M-3. See instructions.				

Part III Interest Expense

	Interest Expense Item	(a) Expense per Income Statement	(b) Temporary Difference	(c) Permanent Difference	(d) Deduction per Tax Return
1	Interest expense from hybrid securities				
2	Lease/purchase interest expense				
3a	Intercompany interest expense - Paid to outside tax affiliated group				
3b	Intercompany interest expense - Paid to tax affiliated group				
4	Other interest expense STMT 27	6,020,578.			6,020,578.
5	Total interest expense. Add lines 1 through 4 in columns a, b, c, and d. Enter total on the applicable Schedule M-3. See instructions.	6,020,578.			6,020,578.

JWA

Form 8916-A (2018)

SE MULTIFAMILY HOLDINGS LLC

014021 02-14-19

[illegible]

Qualified REIT dividends
Unused prior year losses
Cooperative qualified business income

Worksheet for Adjusted Current Earnings Adjustments

Name of partnership		Employer identification number
SE MULTIFAMILY HOLDINGS LLC		32-0576655
1. Additions to AMTI:		
a. Depreciation recomputed for AMT purposes	903,219.	
b. Tax-exempt interest income		
c. Amortization of IRC 173		
d. Depletion for post-1989 properties		
e. Intangible drilling costs deducted from AMTI		
f. Total additions to AMTI		903,219.
2. Deductions:		
a. Depreciation recomputed for ACE purposes	903,219.	
b. Depletion recomputed for ACE purposes		
c. ACE intangible drilling costs		
d. Total deductions		903,219.
3. Other adjustments:		
a. Basis adjustments from sales or exchanges		
b. Other adjustments		
c. Total other adjustments		
4. Total adjustments to AMTI for ACE calculation. Combine lines 1f, 2d and 3c		0.

2018 Income from Passthroughs

SE MULTIFAMILY REIT HOLDINGS, LLC

I.D. NUMBER:83-1756995
TYPE:PARTNERSHIP

100% DISPOSITION

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	-569,275
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DEDUCTIONS:

SECTION 754 BASIS ADJUSTMENT	26,364
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OTHER K-1 INFORMATION:

SECTION 199A - QUALIFIED BUSINESS INCOME	-595,639
SECTION 199A UNADJUSTED BASIS	45,411,298

2018 Income from Passthroughs

SE GOVENORS GREEN HOLDINGS, L.L.C.

I.D. NUMBER:81-0802294

TYPE:PARTNERSHIP

100% DISPOSITION

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	-287,441
----------------------------------	----------

DEDUCTIONS:

SECTION 754 BASIS ADJUSTMENT	23,494
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OTHER K-1 INFORMATION:

SECTION 199A - QUALIFIED BUSINESS INCOME	-310,935
SECTION 199A UNADJUSTED BASIS	11,105,149

2018 Income from Passthroughs

SE STONEY RIDGE HOLDINGS, L.L.C.

I.D. NUMBER:81-0779790

TYPE:PARTNERSHIP

100% DISPOSITION

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	-126,157
----------------------------------	----------

DEDUCTIONS:

SECTION 754 BASIS ADJUSTMENT	16,677
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OTHER K-1 INFORMATION:

SECTION 199A - QUALIFIED BUSINESS INCOME	-142,835
SECTION 199A UNADJUSTED BASIS	4,815,089

2018 Income from Passthroughs

NREA SOUTHEAST PORTFOLIO THREE, DST

I.D. NUMBER:83-6475519
TYPE:ESTATE OR TRUST

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	177,147
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2018 Income from Passthroughs

SUMMARY OF K-1 INFORMATION FOR ALL PASSTHROUGHS

INCOME:

RENTAL REAL ESTATE INCOME (LOSS)	-805,726
----------------------------------	----------

DEDUCTIONS:

SECTION 754 BASIS ADJUSTMENT	66,535
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OTHER K-1 INFORMATION:

SECTION 199A - QUALIFIED BUSINESS INCOME	-1,049,409
SECTION 199A UNADJUSTED BASIS	61,331,536

ELECTION NOT TO CLAIM THE ADDITIONAL FIRST YEAR
DEPRECIATION ALLOWABLE UNDER IRC SEC. 168(K)

SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201

EMPLOYER IDENTIFICATION NUMBER: 32-0576655

FOR THE YEAR ENDING DECEMBER 31, 2018

SE MULTIFAMILY HOLDINGS LLC, HEREBY ELECTS, PURSUANT TO IRC SEC.
168(K)(7), NOT TO CLAIM THE ADDITIONAL DEPRECIATION ALLOWABLE UNDER
IRC SEC. 168(K) FOR THE FOLLOWING QUALIFYING PROPERTY PLACED IN
SERVICE DURING THE TAX YEAR ENDING DECEMBER 31, 2018.

ALL PROPERTY IN THE 3 YEAR CLASS.
ALL PROPERTY IN THE 5 YEAR CLASS.
ALL PROPERTY IN THE 7 YEAR CLASS.
ALL PROPERTY IN THE 10 YEAR CLASS.
ALL PROPERTY IN THE 15 YEAR CLASS.
ALL PROPERTY IN THE 20 YEAR CLASS.
ALL PROPERTY IN THE 25 YEAR CLASS.
QUALIFIED IMPROVEMENT PROPERTY.

SEE ATTACHED FORM 4562.

SECTION 1.263(A)-1(F) DE MINIMIS SAFE HARBOR ELECTION

SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201

EMPLOYER IDENTIFICATION NUMBER: 32-0576655

FOR THE YEAR ENDING DECEMBER 31, 2018

SE MULTIFAMILY HOLDINGS LLC IS MAKING THE DE MINIMIS SAFE HARBOR
ELECTION UNDER REG. SEC. 1.263(A)-1(F).

SECTION 1.263(A)-3(N) ELECTION

SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201

EMPLOYER IDENTIFICATION NUMBER: 32-0576655

FOR THE YEAR ENDING DECEMBER 31, 2018

SE MULTIFAMILY HOLDINGS LLC IS ELECTING TO CAPITALIZE REPAIR AND
MAINTENANCE COSTS UNDER REG. SEC. 1.263(A)-3(N).

Section 1.163(j)-9 Election

Taxpayer's Name: SE MULTIFAMILY HOLDINGS LLC
Taxpayer's Address: 300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201
Taxpayer's SSN/EIN: 32-0576655

<u>Description of Electing Trade or Business</u>	<u>NAICS Code</u>
SE MULTIFAMILY HOLDINGS	531390
TRADE OR BUSINESS ABOVE IS MAKING ELECTION UNDER SECTION 163(J)(7)(B)	

SCHEDULE K	NET INCOME (LOSS) FROM RENTAL REAL ESTATE	STATEMENT 1
DESCRIPTION	AMOUNT	
GULFSTREAM ISLES	-192,968.	
LAKES AT RENAISSANCE PARK	-75,818.	
RENTAL REAL ESTATE	3,262,975.	
SE MULTIFAMILY REIT HOLDINGS, LLC	-569,275.	
SE GOVENORS GREEN HOLDINGS, L.L.C.	-287,441.	
SE STONEY RIDGE HOLDINGS, L.L.C.	-126,157.	
NREA SOUTHEAST PORTFOLIO THREE, DST	177,147.	
TOTAL TO SCHEDULE K, LINE 2	2,188,463.	

SCHEDULE K	OTHER DEDUCTIONS	STATEMENT 2
DESCRIPTION	AMOUNT	
SECTION 754 BASIS ADJUSTMENT FROM SE GOVENORS GREEN HOLDINGS, L.	23,494.	
SECTION 754 BASIS ADJUSTMENT FROM SE MULTIFAMILY REIT HOLDINGS,	26,364.	
SECTION 754 BASIS ADJUSTMENT FROM SE STONEY RIDGE HOLDINGS, L.L.	16,677.	
TOTAL INCLUDED IN SCHEDULE K, LINE 13D	66,535.	

SCHEDULE K	NONDEDUCTIBLE EXPENSE	STATEMENT 3
DESCRIPTION	AMOUNT	
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	1,479.	
TOTAL TO SCHEDULE K, LINE 18C	1,479.	

SCHEDULE K	OTHER ITEMS	STATEMENT 4
DESCRIPTION	AMOUNT	
NET INVESTMENT INCOME	2,121,928.	
SECTION 199A QUALIFIED BUSINESS INCOME	1,944,780.	
SECTION 199A W-2 WAGES	0.	
SECTION 199A UNADJUSTED BASIS	181,936,606.	
SECTION 199A REIT DIVIDENDS	0.	
SECTION 199A PTP INCOME	0.	

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT 5
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
PREPAID ASSETS		80,163.
PREPAID INSURANCE		657,919.
PREPAID TAXES		1,400,067.
RESERVES AND ESCROWS		9,588,906.
TOTAL TO SCHEDULE L, LINE 6		11,727,055.

SCHEDULE L	OTHER ASSETS	STATEMENT 6
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
CONSTRUCTION IN PROCESS		53,295.
UTILITY DEPOSITS		139,312.
TOTAL TO SCHEDULE L, LINE 13		192,607.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT 7
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED DISTRIBUTION		1,409,273.
ACCRUED EXPENSES		494,099.
ACCRUED INTEREST PAYABLE		1,891,375.
ACCRUED TAXES		7,467,041.
DUE TO SELLER		270,551.
OTHER CURRENT LIABILITIES		12,455.
PREPAID RENT		299,089.
TOTAL TO SCHEDULE L, LINE 17		11,843,883.

SCHEDULE L	OTHER LIABILITIES	STATEMENT 8
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
SECURITY DEPOSITS		1,753,345.
TOTAL TO SCHEDULE L, LINE 20		1,753,345.

SCHEDULE M-1	INCOME NOT RECORDED ON BOOKS THIS YEAR	STATEMENT 9
DESCRIPTION		AMOUNT
NREA SOUTHEAST PORTFOLIO THREE, DST		17.
RENTAL INCOME FROM RENTAL REAL ESTATE		245,830.
GAIN (LOSS) ON DISPOSITION OF ASSETS		3,888.
TOTAL TO SCHEDULE M-1, LINE 2		249,735.

SCHEDULE M-1	EXPENSES RECORDED ON BOOKS NOT DEDUCTED IN RETURN	STATEMENT 10
DESCRIPTION		AMOUNT
AMORTIZATION		260,835.
TOTAL TO SCHEDULE M-1, LINE 4		260,835.

SCHEDULE M-1	INCOME RECORDED ON BOOKS NOT INCLUDED ON RETURN	STATEMENT 11
DESCRIPTION		AMOUNT
SE GOVENORS GREEN HOLDINGS, L.L.C.		15,309.
SE MULTIFAMILY REIT HOLDINGS, LLC		291,974.
SE STONEY RIDGE HOLDINGS, L.L.C.		15,559.
TOTAL TO SCHEDULE M-1, LINE 6		322,842.

SCHEDULE M-1

DEDUCTIONS ON RETURN NOT CHARGED AGAINST BOOKS

STATEMENT 12

DESCRIPTION	AMOUNT
RENTAL EXPENSES FROM RENTAL REAL ESTATE	511,760.
TOTAL TO SCHEDULE M-1, LINE 7	511,760.

FORM 8825

NET RENTAL INCOME (LOSS) FROM PASSTHROUGH ENTITIES

STATEMENT 13

DESCRIPTION	EMP ID NO	AMOUNT
SE MULTIFAMILY REIT HOLDINGS, LLC	83-1756995	-569,275.
SE GOVENORS GREEN HOLDINGS, L.L.C.	81-0802294	-287,441.
SE STONEY RIDGE HOLDINGS, L.L.C.	81-0779790	-126,157.
NREA SOUTHEAST PORTFOLIO THREE, DST	83-6475519	177,147.
TOTAL TO FORM 8825, LINE 20A		-805,726.

OTHER RENTAL EXPENSES

STATEMENT 14

PROPERTY: GULFSTREAM ISLES
LOCATION:

DESCRIPTION	AMOUNT
PROPERTY MANGAGEMENT FEES	83,641.
COMPUTER EXPENSE	10,005.
TELEPHONE	5,188.
LANDSCAPING	54,575.
BAD DEBTS	65,356.
GENERAL & ADMIN	55,925.
AMORTIZATION	30,000.
MEALS	216.
TOTAL TO RENTAL SCHEDULE, LINE 15	304,906.

OTHER RENTAL EXPENSES

STATEMENT 15

PROPERTY: LAKES AT RENAISSANCE PARK
 LOCATION:

DESCRIPTION	AMOUNT
COMPUTER EXPENSE	5,435.
PROPERTY MANGAGEMENT FEES	27,581.
TELEPHONE	1,350.
LANDSCAPING	11,459.
BAD DEBTS	4,269.
GENERAL & ADMIN	29,388.
AMORTIZATION	8,500.
MEALS	109.
TOTAL TO RENTAL SCHEDULE, LINE 15	88,091.

OTHER RENTAL EXPENSES

STATEMENT 16

PROPERTY: RENTAL REAL ESTATE
 LOCATION:

DESCRIPTION	AMOUNT
PROPERTY MANGAGEMENT FEES	535,959.
COMPUTER EXPENSE	173,327.
TELEPHONE	65,360.
RENT EXPENSE	771,783.
LANDSCAPING	228,910.
BAD DEBTS	122,711.
GENERAL & ADMIN	315,470.
AMORTIZATION	14,300.
MEALS	1,154.
TOTAL TO RENTAL SCHEDULE, LINE 15	2,228,974.

SCHEDULE M-3 INCOME (LOSS) FROM U.S. PARTNERSHIPS STATEMENT 17

NAME						
EIN	END OF YEAR PERCENTAGE		INCOME (LOSS) PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	INCOME (LOSS) PER TAX RETURN
	PROFIT- SHARING	LOSS- SHARING				
SE MULTIFAMILY REIT HOLDINGS, LLC						
83-1756995			-303,665.	-291,974.	0.	-595,639.
SE GOVENORS GREEN HOLDINGS, L.L.C.						
81-0802294			-295,626.	-15,309.	0.	-310,935.
SE STONEY RIDGE HOLDINGS, L.L.C.						
81-0779790			-127,275.	-15,559.	0.	-142,834.
TOTAL TO M-3, PART II, LINE 7			-726,566.	-322,842.	0.	-1,049,408.

SCHEDULE M-3 INCOME (LOSS) FROM OTHER PASS-THROUGH ENTITIES STATEMENT 18

NAME						
EIN	END OF YEAR PERCENTAGE		INCOME (LOSS) PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	INCOME (LOSS) PER TAX RETURN
	PROFIT- SHARING	LOSS- SHARING				
NREA SOUTHEAST PORTFOLIO THREE, DST 83-6475519			177,130.	17.	0.	177,147.
TOTAL TO M-3, PART II, LINE 9			177,130.	17.	0.	177,147.

SCHEDULE M-3 OTHER INCOME (LOSS) ITEMS WITH DIFFERENCES STATEMENT 19

DESCRIPTION	INCOME (LOSS) PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	INCOME (LOSS) PER TAX RETURN
RENTAL INCOME FROM RENTAL REAL ESTATE	18,137,753.	245,830.	0.	18,383,583.
TOTAL TO M-3, PART II, LINE 22	18,137,753.	245,830.	0.	18,383,583.

SCHEDULE M-3 OTHER INCOME (LOSS) AND EXPENSE / DEDUCTION STATEMENT 20
 ITEMS WITH NO DIFFERENCES

DESCRIPTION	PER INCOME STATEMENT	PER TAX RETURN
OTHER INCOME (LOSS) - SEE STATEMENT	3,849,546.	3,849,546.
OTHER EXPENSE / DEDUCTION - SEE STATEMENT	-2,137,976.	-2,137,976.
TOTAL TO SCHEDULE M-3, PART II, LINE 25	1,711,570.	1,711,570.

SCHEDULE M-3 OTHER INCOME (LOSS) ITEMS WITH NO DIFFERENCES STATEMENT 21

DESCRIPTION	INCOME (LOSS) PER INCOME STATEMENT	INCOME (LOSS) PER TAX RETURN
RENTAL INCOME FROM GULFSTREAM ISLES	2,904,949.	2,904,949.
RENTAL INCOME FROM LAKES AT RENAISSANCE PARK	944,597.	944,597.
TOTAL TO SCHEDULE M-3, PART II, LINE 25	3,849,546.	3,849,546.

SCHEDULE M-3 MEALS AND ENTERTAINMENT STATEMENT 22

DESCRIPTION	EXPENSE PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	DEDUCTION PER TAX RETURN
MEALS AND ENTERTAINMENT FROM TRADE OR BUSINESS	2,958.		-1,479.	1,479.
TOTAL	2,958.		-1,479.	1,479.

SCHEDULE M-3 OTHER AMORTIZATION OR IMPAIRMENT WRITE-OFFS STATEMENT 23

DESCRIPTION	EXPENSE PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	DEDUCTION PER TAX RETURN
OTHER AMORTIZATION	313,635.	-260,835.	0.	52,800.
TOTAL	313,635.	-260,835.	0.	52,800.

SCHEDULE M-3	BAD DEBT EXPENSE			STATEMENT 24
DESCRIPTION	EXPENSE PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	DEDUCTION PER TAX RETURN
BAD DEBTS	188,067.		0.	188,067.
GENERAL & ADMIN	29,388.		0.	29,388.
TOTAL	217,455.		0.	217,455.

SCHEDULE M-3	OTHER EXPENSE/DEDUCTION ITEMS WITH DIFFERENCES			STATEMENT 25
DESCRIPTION	EXPENSE/ DEDUCTION PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	EXPENSE/ DEDUCTION PER TAX RETURN
RENTAL EXPENSES FROM RENTAL REAL ESTATE	9,312,702.	511,760.	0.	9,824,462.
TOTAL TO M-3, PART III, LINE 30	9,312,702.	511,760.	0.	9,824,462.

SCHEDULE M-3	OTHER EXPENSE/DEDUCTION ITEMS WITH NO DIFFERENCES		STATEMENT 26
DESCRIPTION	EXPENSE/ DEDUCTION PER INCOME STATEMENT	EXPENSE/ DEDUCTION PER TAX RETURN	
RENTAL EXPENSES FROM GULFSTREAM ISLES	1,559,563.	1,559,563.	
RENTAL EXPENSES FROM LAKES AT RENAISSANCE PARK	578,413.	578,413.	
TOTAL TO SCHEDULE M-3, PART II, LINE 25	2,137,976.	2,137,976.	

FORM 8916-A	OTHER INTEREST EXPENSE			STATEMENT 27
DESCRIPTION	PER INCOME STATEMENT	TEMPORARY DIFFERENCE	PERMANENT DIFFERENCE	PER TAX RETURN
INTEREST EXPENSE FROM GULFSTREAM ISLES	730,550.	0.	0.	730,550.
INTEREST EXPENSE FROM LAKES AT RENAISSANCE PARK	208,355.	0.	0.	208,355.
INTEREST EXPENSE FROM RENTAL REAL ESTATE	5,081,673.	0.	0.	5,081,673.
TOTAL TO PART III, LINE 4	6,020,578.	0.	0.	6,020,578.

ALTERNATIVE MINIMUM TAX DEPRECIATION REPORT

Asset No.	Description	Date Acquired	AMT Method	AMT Life	AMT Cost Or Basis	AMT Accumulated	ACE Cost Or Basis	Regular Depreciation	AMT Depreciation	ACE Depreciation
1	BUILDINGS	100118SL		30.00	92779101.	0.	92779101.	644,299.	644,299.	644,299.
2	FF&E	100118SL		9.00	2228781.	0.	2228781.	61,911.	61,911.	61,911.
3	EQUIPMENT	100118SL		12.00	65,849.	0.	65,849.	1,372.	1,372.	1,372.
4	EQUIPMENT ADDITIONS	100118SL		9.00	162,167.	0.	162,167.	4,505.	4,505.	4,505.
17	BUILDING ADDITIONS	100118SL		30.00	17,605.	0.	17,605.	122.	122.	122.
19	LAND IMPROVEMENTS	100118SL		20.00	1,850.	0.	1,850.	23.	23.	23.
12	BUILDING	100118SL		30.00	24575615.	0.	24575615.	170,664.	170,664.	170,664.
13	FF&E	100118SL		9.00	694,814.	0.	694,814.	19,301.	19,301.	19,301.
14	EQUIPMENT	100118SL		12.00	12,256.	0.	12,256.	255.	255.	255.
15	EQUIPMENT ADDITIONS	100118SL		9.00	14,438.	0.	14,438.	401.	401.	401.
16	BUILDING ADDITIONS	100118SL		30.00	52,517.	0.	52,517.	365.	365.	365.
20	LAND IMPROVEMENTS	100118SL		20.00	77.	0.	77.	1.	1.	1.
	TOTALS				120605070	0.	120605070	903,219.	903,219.	903,219.

828107
04-01-18

651118

Schedule K-1
(Form 1065)
Department of the Treasury
Internal Revenue Service

2018

For calendar year 2018, or tax year

☐ Final K-1

☐ Amended K-1

OMB No. 1545-0123

beginning 10/01/2018

ending 12/31/2018

Partner's Share of Income, Deductions, Credits, etc.

► See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
32-0576655

B Partnership's name, address, city, state, and ZIP code

**SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201**

C IRS Center where partnership filed return
E-FILE

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
75-2716725

F Partner's name, address, city, state, and ZIP code

**HIGHLAND CAPITAL MANAGEMENT, LP
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201**

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? **PARTNERSHIP**

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	46.0600000 %	46.0600000 %
Loss	46.0600000 %	46.0600000 %
Capital	46.0600000 %	46.0600000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$ 5,385,513.
Qualified nonrecourse financing	\$	\$ 113,513.
Recourse	\$ 0.	\$ 0.

L Partner's capital account analysis:

Beginning capital account	\$	
Capital contributed during the year	\$	49,000.
Current year increase (decrease)	\$	-2,365,140.
Withdrawals & distributions	\$	
Ending capital account	\$	-2,316,140.

☐ Tax basis ☒ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0.	15 Credits
2 Net rental real estate income (loss)	1,936,239.	16 Foreign transactions
3 Other net rental income (loss)		
4 Guaranteed payments		
5 Interest income		
6a Ordinary dividends		17 Alternative min tax (AMT) items
6b Qualified dividends		
6c Dividend equivalents		
7 Royalties		18 Tax-exempt income and nondeductible expenses
8 Net short-term capital gain (loss)		C* 1,309.
9a Net long-term capital gain (loss)		19 Distributions
9b Collectibles (28%) gain (loss)		
9c Unrecaptured sec 1250 gain		20 Other information
10 Net section 1231 gain (loss)		Y 1,877,372.
11 Other income (loss)		Z * 1,720,641.
		AA * 0.
		AB * 160,968,121.
		AC * 0.
		AD * 0.
12 Section 179 deduction		
13 Other deductions		
W* STMT		
14 Self-employment earnings (loss)	0.	
A		

*See attached statement for additional information.

For IRS Use Only

SCHEDULE K-1		OTHER DEDUCTIONS, BOX 13, CODE W	
DESCRIPTION	PARTNER FILING INSTRUCTIONS		AMOUNT
SECTION 754 BASIS ADJUSTMENT FROM SE GOVENORS GREEN HOLDINGS, L.	ENTER ON APPLICABLE LINE OF YOUR RETURN		20,786.
SECTION 754 BASIS ADJUSTMENT FROM SE MULTIFAMILY REIT HOLDINGS,	ENTER ON APPLICABLE LINE OF YOUR RETURN		23,326.
SECTION 754 BASIS ADJUSTMENT FROM SE STONEY RIDGE HOLDINGS, L.L.	ENTER ON APPLICABLE LINE OF YOUR RETURN		14,755.
TOTAL TO SCHEDULE K-1, BOX 13, CODE W			58,867.

SCHEDULE K-1		NONDEDUCTIBLE EXPENSES, BOX 18, CODE C	
DESCRIPTION	PARTNER FILING INSTRUCTIONS		AMOUNT
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	NONDEDUCTIBLE PORTION		1,309.
TOTAL TO SCHEDULE K-1, BOX 18, CODE C			1,309.

SE MULTIFAMILY HOLDINGS LLC

Exhibit 25 Page 51 of 63

32-0576655

SCHEDULE K-1 SECTION 199A ITEMS, BOX 20
CODES Z THROUGH AD

CODE	DESCRIPTION	AMOUNT
	RENT - GULFSTREAM ISLES	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-170,728.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	84,277,021.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - LAKES AT RENAISSANCE PARK	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-67,080.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	22,428,122.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - RENTAL REAL ESTATE	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	2,886,912.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE MULTIFAMILY REIT HOLDINGS, LLC (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-526,991.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	40,177,573.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE GOVENORS GREEN HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-275,099.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	9,825,263.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE STONEY RIDGE HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-126,373.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	4,260,142.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODES Z, AA, AB, AC AND AD. THE CHARITABLE CONTRIBUTIONS, INVESTMENT INTEREST EXPENSE, DEDUCTIONS - ROYALTY INCOME, SECTION 59(E)(2) EXPENDITURES AND DEDUCTIONS - OTHER PORTFOLIO AMOUNTS ARE NOT INCLUDED IN THE CALCULATION OF THE QUALIFIED BUSINESS INCOME AMOUNT UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1 CURRENT YEAR INCREASES (DECREASES)		
DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	1,936,239.	
SCHEDULE K-1 INCOME SUBTOTAL		1,936,239.
OTHER DEDUCTIONS	-58,867.	
SCHEDULE K-1 DEDUCTIONS SUBTOTAL		-58,867.
NET INCOME (LOSS) PER SCHEDULE K-1		1,877,372.
GAIN/LOSS ON RETURN AND NOT ON BOOKS	-3,440.	
AMORTIZATION ON BOOKS AND NOT ON RETURN	-230,773.	
DEPRECIATION ON BOOKS AND NOT ON RETURN	-4,527,891.	
NONDEDUCTIBLE EXPENSES	-1,309.	
NREA SOUTHEAST PORTFOLIO THREE, DST	-15.	
RENTAL EXPENSES FROM RENTAL REAL ESTATE	452,779.	
RENTAL INCOME FROM RENTAL REAL ESTATE	-217,498.	
SE GOVENORS GREEN HOLDINGS, L.L.C.	13,545.	
SE MULTIFAMILY REIT HOLDINGS, LLC	258,324.	
SE STONEY RIDGE HOLDINGS, L.L.C.	13,766.	
OTHER INCREASES OR DECREASES SUBTOTAL		-4,242,512.
TOTAL TO SCHEDULE K-1, ITEM L		-2,365,140.

SCHEDULE K-1

FOOTNOTES

LINE 20Y: NET INVESTMENT INCOME TAX (NII):
THE PARTNERSHIP IS ENGAGED IN ACTIVITIES WHERE ITEMS OF
INCOME/DEDUCTION/GAIN/LOSS REPORTED ON THIS SCHEDULE K-1 MAY
BE SUBJECT TO THE 3.8% NET INVESTMENT INCOME ("NII") TAX
UNDER IRC SECTION 1411. CERTAIN PORTFOLIO INCOME, PASSIVE
TRADE OR BUSINESS NET INCOME, NET RENTAL INCOME, OR TRADER
INCOME (FROM FINANCIAL INSTRUMENTS OR COMMODITIES AS DEFINED
UNDER REG. SECTION 1.1411-5(C)(1)&(2)) IS SUBJECT TO THE
NII TAX. PLEASE CONSULT YOUR TAX ADVISOR.

YOUR SHARE OF BUSINESS INTEREST EXPENSE WAS	6,839,095.
YOUR SHARE OF DEPRECIATION/AMORTIZATION WAS	2,046,923.
YOUR SHARE OF ADJUSTED TAXABLE INCOME WAS	10,763,391.
YOUR SHARE OF BUSINESS INTEREST INCOME WAS	0.

651118

Schedule K-1
(Form 1065)
Department of the Treasury
Internal Revenue Service

2018

For calendar year 2018, or tax year

beginning 10/01/2018ending 12/31/2018**Partner's Share of Income, Deductions, Credits, etc.**

▶ See separate instructions.

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss)	15 Credits
0.	
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
6c Dividend equivalents	18 Tax-exempt income and nondeductible expenses
7 Royalties	
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	19 Distributions
	A 4,448,237.
9b Collectibles (28%) gain (loss)	
	20 Other information
9c Unrecaptured sec 1250 gain	Z * 0.
	AA * 0.
10 Net section 1231 gain (loss)	AB * 0.
	AC * 0.
11 Other income (loss)	AD * 0.
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	
A 0.	

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
32-0576655

B Partnership's name, address, city, state, and ZIP code

**SE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201**

C IRS Center where partnership filed return
E-FILE

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
46-4171631

F Partner's name, address, city, state, and ZIP code

**HCRE PARTNERS, LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201**

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? **PARTNERSHIP**

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	47.9400000 %	47.9400000 %
Loss	47.9400000 %	47.9400000 %
Capital	47.9400000 %	47.9400000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	5,605,331.
Qualified nonrecourse financing	\$	667,358,997.
Recourse	\$ 0.	\$ 0.

L Partner's capital account analysis:

Beginning capital account	\$	
Capital contributed during the year	\$	288,085,507.
Current year increase (decrease)	\$	0.
Withdrawals & distributions	\$	4,448,237.
Ending capital account	\$	283,637,270.

☐ Tax basis ☒ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

SCHEDULE K-1 SECTION 199A ITEMS, BOX 20
 CODES Z THROUGH AD

CODE	DESCRIPTION	AMOUNT
	RENT - GULFSTREAM ISLES	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - LAKES AT RENAISSANCE PARK	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - RENTAL REAL ESTATE	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE MULTIFAMILY REIT HOLDINGS, LLC (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE GOVENORS GREEN HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE STONEY RIDGE HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

651118

Schedule K-1
(Form 1065)
Department of the Treasury
Internal Revenue Service**2018**

For calendar year 2018, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning 10/01/2018ending 12/31/2018**Partner's Share of Income, Deductions, Credits, etc.**

▶ See separate instructions.

Part I Information About the Partnership													
A Partnership's employer identification number 32-0576655													
B Partnership's name, address, city, state, and ZIP code SE MULTIFAMILY HOLDINGS LLC 300 CRESCENT COURT, SUITE 700 DALLAS, TX 75201													
C IRS Center where partnership filed return E-FILE													
D <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)													
Part II Information About the Partner													
E Partner's identifying number 42-1515369													
F Partner's name, address, city, state, and ZIP code BH EQUITIES, LLC 400 LOCUST ST, STE 790 DES MOINES, IA 50309													
G <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member													
H <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner													
I What type of entity is this partner? PARTNERSHIP													
J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>													
J Partner's share of profit, loss, and capital:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Beginning</th> <th style="text-align: center;">Ending</th> </tr> </thead> <tbody> <tr> <td>Profit</td> <td style="text-align: center;">6.00000000 %</td> <td style="text-align: center;">6.00000000 %</td> </tr> <tr> <td>Loss</td> <td style="text-align: center;">6.00000000 %</td> <td style="text-align: center;">6.00000000 %</td> </tr> <tr> <td>Capital</td> <td style="text-align: center;">6.00000000 %</td> <td style="text-align: center;">6.00000000 %</td> </tr> </tbody> </table>		Beginning	Ending	Profit	6.00000000 %	6.00000000 %	Loss	6.00000000 %	6.00000000 %	Capital	6.00000000 %	6.00000000 %
	Beginning	Ending											
Profit	6.00000000 %	6.00000000 %											
Loss	6.00000000 %	6.00000000 %											
Capital	6.00000000 %	6.00000000 %											
K Partner's share of liabilities:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Beginning</th> <th style="text-align: center;">Ending</th> </tr> </thead> <tbody> <tr> <td>Nonrecourse</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">\$ 701,543.</td> </tr> <tr> <td>Qualified nonrecourse financing</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">\$ 49,246,325.</td> </tr> <tr> <td>Recourse</td> <td style="text-align: center;">\$ 0.</td> <td style="text-align: center;">\$ 0.</td> </tr> </tbody> </table>		Beginning	Ending	Nonrecourse	\$	\$ 701,543.	Qualified nonrecourse financing	\$	\$ 49,246,325.	Recourse	\$ 0.	\$ 0.
	Beginning	Ending											
Nonrecourse	\$	\$ 701,543.											
Qualified nonrecourse financing	\$	\$ 49,246,325.											
Recourse	\$ 0.	\$ 0.											
L Partner's capital account analysis:													
Beginning capital account \$													
Capital contributed during the year \$ 21,258,651.													
Current year increase (decrease) \$ -308,095.													
Withdrawals & distributions \$()													
Ending capital account \$ 20,950,556.													
<input type="checkbox"/> Tax basis <input checked="" type="checkbox"/> GAAP <input type="checkbox"/> Section 704(b) book <input type="checkbox"/> Other (explain)													
M Did the partner contribute property with a built-in gain or loss?													
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If "Yes," attach statement (see instructions)													

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items	
1 Ordinary business income (loss)	15 Credits
0.	
2 Net rental real estate income (loss)	16 Foreign transactions
252,224.	
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
6c Dividend equivalents	
7 Royalties	18 Tax-exempt income and nondeductible expenses
	C* 170.
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	19 Distributions
9b Collectibles (28%) gain (loss)	
9c Unrecaptured sec 1250 gain	20 Other information
	Y 244,556.
	Z * 224,139.
10 Net section 1231 gain (loss)	AA * 0.
11 Other income (loss)	AB * 20,968,485.
	AC * 0.
	AD * 0.
12 Section 179 deduction	
13 Other deductions	
W* STMT	
14 Self-employment earnings (loss)	
A 0.	
*See attached statement for additional information.	
For IRS Use Only	

SCHEDULE K-1 OTHER DEDUCTIONS, BOX 13, CODE W

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
SECTION 754 BASIS ADJUSTMENT FROM SE GOVENORS GREEN HOLDINGS, L.	ENTER ON APPLICABLE LINE OF YOUR RETURN	2,708.
SECTION 754 BASIS ADJUSTMENT FROM SE MULTIFAMILY REIT HOLDINGS,	ENTER ON APPLICABLE LINE OF YOUR RETURN	3,038.
SECTION 754 BASIS ADJUSTMENT FROM SE STONEY RIDGE HOLDINGS, L.L.	ENTER ON APPLICABLE LINE OF YOUR RETURN	1,922.
TOTAL TO SCHEDULE K-1, BOX 13, CODE W		7,668.

SCHEDULE K-1 NONDEDUCTIBLE EXPENSES, BOX 18, CODE C

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	NONDEDUCTIBLE PORTION	170.
TOTAL TO SCHEDULE K-1, BOX 18, CODE C		170.

SCHEDULE K-1 SECTION 199A ITEMS, BOX 20
 CODES Z THROUGH AD

CODE	DESCRIPTION	AMOUNT
	RENT - GULFSTREAM ISLES	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-22,240.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	10,978,332.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - LAKES AT RENAISSANCE PARK	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-8,738.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	2,921,595.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - RENTAL REAL ESTATE	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	376,063.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE MULTIFAMILY REIT HOLDINGS, LLC (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-68,648.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	5,233,725.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE GOVENORS GREEN HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-35,836.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	1,279,886.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE STONEY RIDGE HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	-16,462.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	554,947.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

SCH K-1

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODES Z, AA, AB, AC AND AD. THE CHARITABLE CONTRIBUTIONS, INVESTMENT INTEREST EXPENSE, DEDUCTIONS - ROYALTY INCOME, SECTION 59(E)(2) EXPENDITURES AND DEDUCTIONS - OTHER PORTFOLIO AMOUNTS ARE NOT INCLUDED IN THE CALCULATION OF THE QUALIFIED BUSINESS INCOME AMOUNT UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1 CURRENT YEAR INCREASES (DECREASES)		
DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	252,224.	
SCHEDULE K-1 INCOME SUBTOTAL		252,224.
OTHER DEDUCTIONS	-7,668.	
SCHEDULE K-1 DEDUCTIONS SUBTOTAL		-7,668.
NET INCOME (LOSS) PER SCHEDULE K-1		244,556.
GAIN/LOSS ON RETURN AND NOT ON BOOKS	-448.	
AMORTIZATION ON BOOKS AND NOT ON RETURN	-30,062.	
DEPRECIATION ON BOOKS AND NOT ON RETURN	-589,825.	
NONDEDUCTIBLE EXPENSES	-170.	
NREA SOUTHEAST PORTFOLIO THREE, DST	-2.	
RENTAL EXPENSES FROM RENTAL REAL ESTATE	58,981.	
RENTAL INCOME FROM RENTAL REAL ESTATE	-28,332.	
SE GOVENORS GREEN HOLDINGS, L.L.C.	1,764.	
SE MULTIFAMILY REIT HOLDINGS, LLC	33,650.	
SE STONEY RIDGE HOLDINGS, L.L.C.	1,793.	
OTHER INCREASES OR DECREASES SUBTOTAL		-552,651.
TOTAL TO SCHEDULE K-1, ITEM L		-308,095.

SCHEDULE K-1

FOOTNOTES

LINE 20Y: NET INVESTMENT INCOME TAX (NII):
THE PARTNERSHIP IS ENGAGED IN ACTIVITIES WHERE ITEMS OF
INCOME/DEDUCTION/GAIN/LOSS REPORTED ON THIS SCHEDULE K-1 MAY
BE SUBJECT TO THE 3.8% NET INVESTMENT INCOME ("NII") TAX
UNDER IRC SECTION 1411. CERTAIN PORTFOLIO INCOME, PASSIVE
TRADE OR BUSINESS NET INCOME, NET RENTAL INCOME, OR TRADER
INCOME (FROM FINANCIAL INSTRUMENTS OR COMMODITIES AS DEFINED
UNDER REG. SECTION 1.1411-5(C)(1)&(2)) IS SUBJECT TO THE
NII TAX. PLEASE CONSULT YOUR TAX ADVISOR.

YOUR SHARE OF BUSINESS INTEREST EXPENSE WAS	890,894.
YOUR SHARE OF DEPRECIATION/AMORTIZATION WAS	266,642.
YOUR SHARE OF ADJUSTED TAXABLE INCOME WAS	1,402,091.
YOUR SHARE OF BUSINESS INTEREST INCOME WAS	0.

651118

Schedule K-1
(Form 1065)
Department of the Treasury
Internal Revenue Service**2018**

For calendar year 2018, or tax year

beginning 10/01/2018ending 12/31/2018**Partner's Share of Income, Deductions, Credits, etc.**

▶ See separate instructions.

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1 Ordinary business income (loss) 0.	15 Credits
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
6c Dividend equivalents	18 Tax-exempt income and nondeductible expenses
7 Royalties	
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	19 Distributions
9b Collectibles (28%) gain (loss)	20 Other information
9c Unrecaptured sec 1250 gain	Z *
10 Net section 1231 gain (loss)	AA *
11 Other income (loss)	AB *
	AC *
	AD *
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership**A** Partnership's employer identification number
32-0576655**B** Partnership's name, address, city, state, and ZIP codeSE MULTIFAMILY HOLDINGS LLC
300 CRESCENT COURT, SUITE 700
DALLAS, TX 75201**C** IRS Center where partnership filed return
E-FILE**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number
98-1057455**F** Partner's name, address, city, state, and ZIP codeLIBERTY CLO HOLDCO, LTD
190 ELGIN AVENUE
GEORGE TOWN, GRAND CAYMAN KY1-9005 C**G** ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member**H** ☐ Domestic partner ☒ Foreign partner**I1** What type of entity is this partner? PARTNERSHIP**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	0.0000000 %	0.0000000 %
Loss	0.0000000 %	0.0000000 %
Capital	0.0000000 %	0.0000000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$ 0.
Qualified nonrecourse financing	\$	\$ 13,455,298.
Recourse	\$ 0.	\$ 0.

L Partner's capital account analysis:

Beginning capital account	\$
Capital contributed during the year	\$ 5,808,383.
Current year increase (decrease)	\$ 0.
Withdrawals & distributions	\$ ()
Ending capital account	\$ 5,808,383.

☐ Tax basis ☒ GAAP ☐ Section 704(b) book
☐ Other (explain)**M** Did the partner contribute property with a built-in gain or loss?☐ Yes ☒ No

If "Yes," attach statement (see instructions)

SCHEDULE K-1 SECTION 199A ITEMS, BOX 20
 CODES Z THROUGH AD

CODE	DESCRIPTION	AMOUNT
	RENT - GULFSTREAM ISLES	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - LAKES AT RENAISSANCE PARK	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	RENT - RENTAL REAL ESTATE	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE MULTIFAMILY REIT HOLDINGS, LLC (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE GOVENORS GREEN HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.
	SE STONEY RIDGE HOLDINGS, L.L.C. (PT)	
Z	SECTION 199A QUALIFIED BUSINESS INCOME	0.
AA	SECTION 199A W-2 WAGES	0.
AB	SECTION 199A UNADJUSTED BASIS	0.
AC	SECTION 199A REIT DIVIDENDS	0.
AD	SECTION 199A PTP INCOME	0.

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